

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 28, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-33590 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV LAND PARTNERS - OWNER: OEHLER 1992 TRUST - Request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT along the east alignment of 3rd Street, approximately 160 feet south of Charleston Boulevard (APNs 162-03-110-002, 003, and 004), R-4 (High Density Residential) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese)

C.C.: 07/01/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Support Postcards

Motion made by KEEN ELLSWORTH to Approve subject to conditions and amending Condition 1 as read for the record:

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Mixed-Use Development.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 25 and 26.

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PETER LOWENSTEIN, Planning and Development, explained that the current site consist of two small four-plexes in one single family dwelling, all of which are on their respective lots. The applicant is requesting to redevelop the subject site into a 16-story mixed-use development consisting of 22,500 square feet of commercial space and 238 apartment units.

MR. LOWENSTEIN indicated that the applicant has secured a shared parking agreements. As of yet, no documentation has been provided to the Planning Department to substantiate the shared parking agreements. The proposed mixed-use development meets the standards and objectives of the Downtown Centennial Plan, and the request is compatible with the existing commercial and residential developments in the area. MR. LOWENSTEIN recommended approval of both items with an amendment to Condition 1 on Item 25 to reflect Title 19.04.010.

ATTORNEY TABITHA FIDDYMENT, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed with all conditions. She presented the site plan depicting the proposed project that would be added to the previous approved 1,000-unit apartment complex. There is commercial along Charleston Boulevard, handicap parking spaces and a courtyard for the benefit of the residents and visitors. She showed elevations of the project depicting a beautiful design with landscaping along the exterior, and they all meet the Centennial Plan standards.

TODD FARLOW, 240 North 19th Street, verified that the proposed development has seven handicap spaces and will utilize parking with the adjacent property to the north, as well as off-site parking structure. ATTORNEY FIDDYMENT added that while developing the 238 units, on-site parking will be utilized from the adjacent site. Upon moving forward with the additional 1,000 units, there is an approved parking garage with 1,500 spaces located on Coolidge Avenue and Casino Center Boulevard.

COMMISSIONER ELLSWORTH was not comfortable about the off-site parking. ATTORNEY FIDDYMENT stated they will have a fair amount of parking on site. In reply to COMMISSIONER ELLSWORTH'S question regarding the eventuality of not selling the apartments, ATTORNEY FIDDYMENT replied that the property owner conducted a demographic and market study and found there is a big demand in Downtown Las Vegas for apartment complexes. As the economic conditions changed, her client was unable to successfully finance the 1,000-unit complex. There is always a risk associated with development but her client is confident in obtaining financing for a project that will be successful in a location that could support a combination of residential/commercial, but if not, the property could be developed as commercial.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 25 and 26.